

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ROCKAWAY LN, ARLINGTON

OWNERSHIP

Owner 1:	PERIS CHARITH S
Owner 2:	
Owner 3:	
Street 1:	20 ROCKAWAY LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	OSTAPCHENKO ANDREY -
Owner 2:	KRZEMINSKI ANNA -
Street 1:	20 ROCKAWAY LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1963, having primarily Vinyl Exterior and 1255 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	466,400			466,400		
Total Card	0.000	466,400			466,400	Entered Lot Size	
Total Parcel	0.000	466,400			466,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	371.63	/Parcel:	371.6	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	459,600	0	.		459,600	459,600	Year End Roll	12/18/2019
2019	102	FV	482,700	0	.		482,700	482,700	Year End Roll	1/3/2019
2018	102	FV	465,600	0	.		465,600	465,600	Year End Roll	12/20/2017
2017	102	FV	368,600	0	.		368,600	368,600	Year End Roll	1/3/2017
2016	102	FV	338,300	0	.		338,300	338,300	Year End	1/4/2016
2015	102	FV	308,900	0	.		308,900	308,900	Year End Roll	12/11/2014
2014	102	FV	283,700	0	.		283,700	283,700	Year End Roll	12/16/2013
2013	102	FV	283,700	0	.		283,700	283,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSTAPCHENKO AND	73018-483	2	7/30/2019		492,500	No	No		
KIM TERESA M &	56617-558		3/18/2011		280,000	No	No		
FRANKLIN ARLING	44425-551		1/5/2005		335,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2004	815/737	Redo Kit	23,590	C		G6	GR FY06	re-do 2 bths, add
8/16/2004	737	Redo Kit	23,590	C		G6	GR FY06	REDO BTH, SLIDER,
6/8/2004	542	Siding	13,125			G6	GR FY06	VINYL, REROOF, REP

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	Measured	DGM	D Mann
1/4/2006	External Ins	BR	B Rossignol
6/17/2005	MLS	BR	B Rossignol
3/29/2005	Info Fm Prmt	BR	B Rossignol
3/11/2005	External Ins	BR	B Rossignol
1/13/2000	Mailer Sent		
1/13/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	Spl Credit	Total:
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Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1963	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G7	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	2.549999952
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2		Baths: 1		HB						

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6
Functional:		
Economic:		
Special:		
Override:		
	Total:	4.6

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	75441
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488916
Depreciation:	22490
Depreciated Total:	466426

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	2004
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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PARCEL ID 082.A-0002-0020.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,255	398.210	499,754
Net Sketched Area:		1,255	Total:	499,754
Size Ad	1255	Gross Are	1255	FinArea
				1255

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
4						
5						

IMAGE

***AssessPro* Patriot Properties, Inc**

